126.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,009,800 / 1,009,800
					USE VALUE:	1,009,800 / 1,009,800
					ASSESSED:	1,009,800 / 1,009,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHRIVER JOHN A/ETAL
Owner 2:	SHRIVER DIANE L
Owner 3:	
Street 1:	23 BAILEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2052 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9165.000	378,400	5,900	625,500	1,009,800
Total Card	0.210	378,400	5,900	625,500	1,009,800
Total Parcel	0.210	378,400	5,900	625,500	1,009,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.11 /Parcel: 492.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 80879
GIS Ref:
GIS Ref:
Insp Date: 04/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	378,400	5900	9,165.	625,500	1,009,800		Year end	12/23/2021
2021	101	FV	366,900	5900	9,165.	625,500	998,300		Year End Roll	12/10/2020
2020	101	FV	367,000	5900	9,165.	625,500	998,400	998,400	Year End Roll	12/18/2019
2019	101	FV	291,900	5900	9,165.	660,200	958,000	958,000	Year End Roll	1/3/2019
2018	101	FV	292,000	5800	9,165.	486,500	784,300	784,300	Year End Roll	12/20/2017
2017	101	FV	292,000	5800	9,165.	465,600	763,400	763,400	Year End Roll	1/3/2017
2016	101	FV	292,000	5800	9,165.	430,900	728,700	728,700	Year End	1/4/2016
2015	101	FV	284,900	5800	9,165.	361,400	652,100	652,100	Year End Roll	12/11/2014

!9738!

PRINT

Date	Time
12/30/21	09:32:29

LAST REV

Date	Time
05/03/18	16:01:17
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9738

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITTAKER SUSAN	25463-77		7/3/1995		249,000	No	No	Y	

USER DEFINED

Prior Id # 1:	80879
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/1998	759	Redo Bat	42,545					2 BATHS/BSMT/WINDO
7/10/1995	379		9,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2018	Meas/Inspect	CC	Chris C
11/14/2008	Meas/Inspect	345	PATRIOT
11/2/1999	Meas/Inspect	263	PATRIOT
7/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9165		Sq. Ft.	Site		0	90.	0.76	10									625,459						625,500	

Total AC/HA:	0.21040	Total SF/SM:	9165	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	625,459	Spl Credit		Total:	625,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	90
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16169596
Const Adj.:	0.98990101
Adj $ / SQ:	149.495
Other Features:	86748
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514170
Depreciation:	135741
Depreciated Total:	378429

COMMENTS

other fix = laundry sink, toilet only in BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

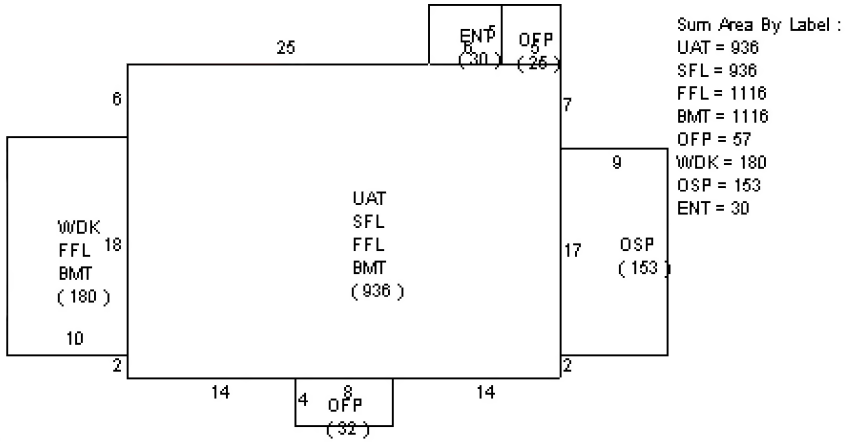
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.44
Special Features:	0	Val/Su Net:	99.01
Final Total:	378400	Val/Su SzAd	184.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,116	44.850	50,051
FFL	First Floor	1,116	149.500	166,837
SFL	Second Floor	936	149.500	139,928
UAT	Upper Attic	234	59.800	13,993
WDK	Deck	180	11.440	2,059
OSP	Screen Porch	153	29.710	4,546
OFP	Open Porch	57	43.560	2,483
ENT	ENTRY	30	26.130	784
	Net Sketched Area:	3,822	Total:	380,681

Size Ad	2052	Gross Area	4524	FinArea	2052

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X20	A	AV	1926	20.21	T	40	101			5,800			5,800
19	Patio	D	Y	1	4X5	A	AV	2000	6.00	T	15.2	101			100			100

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900

IMAGE

AssessPro Patriot Properties, Inc